

Housing Mitigation Strategies

| | | Priority (CHECK ONLY ONE) | | | | | | | | |
|--|---|---------------------------|-----------|------|----------|-------------|--|--------------------|--|---|
| Specific Mitigation Strategy | | Existing Program | Very High | High | Moderate | Under Study | Not Applicable, Not Appropriate, or Not Cost Effective | Not Yet Considered | Responsible Agency or Department (Required if Existing Program, Very High, High, or Under Study) | Ordinance or Resolution # (if existing program), Estimated Cost and Possible Funding Agency (if high priority), Estimated Date of Completion (if study) OR Other Comments |
| HSNG - a - Multi-Hazard | | | | | | | | | | |
| 1) | Be aware of past problems of inadequate hazard disclosure and work with real estate agents to improve enforcement of real estate disclosure requirements for those hazards covered by this plan, for example, by making those agents and the disclosure firms aware of the hazard maps incorporated in this plan and available on the ABAG web site at http://quake.abag.ca.gov/mitigation , as well as locally developed maps. | | | | | | | X | | |
| 2) | Create incentives for owners of historic or architecturally significant residential buildings to undertake mitigation to levels that will minimize the likelihood that these buildings will need to be demolished after a disaster, particularly if those alterations conform to the federal Secretary of the Interior's <i>Guidelines for Rehabilitation</i> . | | | | | | | X | | |
| HSNG - b - Single-Family Homes Vulnerable to Earthquakes | | | | | | | | | | |
| 1) | Utilize or recommend adoption of a retrofit standard that includes standard plan sets and construction details for voluntary bolting of homes to their foundations and bracing of outside walls of crawl spaces ("cripple" walls), such as that being developed by a committee representing the East Bay-Peninsula-Monterey Chapters of the International Code Council (ICC), California Building Officials (CALBO), the Structural Engineers Association of Northern California (SEAONC), the Northern California Chapter of the Earthquake Engineering Research Institute (EERI-NC), and ABAG's Earthquake Program. | X | | | | | | | City of Fremont Building and Safety Division | |

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| 2) | Require engineered plan sets for retrofitting of heavy two-story homes with living areas over garages, as well as for split level homes, until standard plan sets and construction details become available. | X | | | | | | | City of Fremont Building and Safety Division | |
| 3) | Require engineered plan sets for retrofitting of homes on steep hillsides. | X | | | | | | | City of Fremont Building and Safety Division | |
| 4) | Encourage local government building inspectors to take classes on a periodic basis (such as the FEMA-developed training classes offered by ABAG) on retrofitting of single-family homes. | X | | | | | | | City of Fremont Building and Safety Division | |
| 5) | Encourage private retrofit contractors and home inspectors doing work in your area to take retrofit classes on a periodic basis (such as the FEMA-developed training classes offered by ABAG) on retrofitting of single-family homes. | | | | | | | X | | |
| 6) | Conduct demonstration projects on common existing housing types demonstrating structural and nonstructural mitigation techniques as community models for earthquake mitigation. | | | | | | | X | | |
| 7) | Provide retrofit classes or workshops for homeowners. | | | | | | | X | | |
| 8) | Establish tool-lending libraries with common tools needed for retrofitting for use by homeowners with appropriate training. | | | | | | | X | | |
| 9) | Provide financial incentives to owners of applicable homes to retrofit. | | | | | | | X | | |
| HSNG - c - Soft-Story Multifamily Residential Structures Vulnerable to Earthquakes | | | | | | | | | | |
| 1) | Require engineered plan sets for voluntary or mandatory soft-story retrofits until a standard plan set and construction details become available. | X | | | | | | | City of Fremont Building and Safety Division | |

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| 2) | Adopt the 2003 International Existing Building Code, the 1997 UBC, or the latest applicable code standard for the design of voluntary or mandatory soft-story building retrofits. | X | | | | | | | City of Fremont Building and Safety Division | |
| 3) | Work to educate condominium and apartment owners, local government staff, engineers, and contractors on soft-story retrofit procedures and incentives using materials such as those developed by ABAG (see http://quake.abag.ca.gov/fixit) and the City of San Jose. | X | | | | | | | City of Fremont Building and Safety Division | |
| 4) | Conduct an inventory of existing or suspected soft-story residential structures. | X | | | | | | | City of Fremont Building and Safety Division | |
| 5) | Use the soft-story inventory to require owners to inform all existing tenants that they live in this type of building and the standard to which it may have been retrofitted, as well as require owners to inform tenants that they will live in this type of building prior to signing a lease. | | | | | | | X | | |
| 6) | Use the soft-story inventory to require owners to inform all existing tenants that they should be prepared to live elsewhere following an earthquake if the building has not been retrofitted. | | | | | | | X | | |
| 7) | Investigate and adopt appropriate financial, procedural, and land use incentives for owners of soft-story buildings to facilitate retrofit such as those developed by ABAG (see http://quake.abag.ca.gov/fixit) . | | | | | | | X | | |
| 8) | Explore development of local ordinances or State regulations to require or encourage owners of soft-story structures to strengthen them. | X | | | | | | | City of Fremont Building and Safety Division | |

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| 9) | Provide technical assistance in seismically strengthening soft-story structures. | X | | | | | | City of Fremont Building and Safety Division | | |
| HSNG - d - Unreinforced Masonry Housing Stock | | | | | | | | | | |
| 1) | Continue to actively implement existing State law that requires cities and counties to maintain lists of the addresses of unreinforced masonry buildings and inform property owners that they own this type of hazardous structure. | X | | | | | | City of Fremont Building and Safety Division | With one exception consisting of a commercial building that had a nonconforming residential use, all unreinforced masonry buildings in Fremont have been retrofitted. | |
| 2) | Accelerate retrofitting of unreinforced masonry structures that have not been retrofitted, for example, by (a) actively working with owners to obtain structural analyses of their buildings, (b) helping owners obtain retrofit funding, (c) adopting a mandatory versus voluntary, retrofit program, and/or (d) applying penalties to owners who show inadequate efforts to upgrade these buildings. | | | | | X | | City of Fremont Building and Safety Division | With one exception consisting of a commercial building that had a nonconforming residential use, all unreinforced masonry buildings in Fremont have been retrofitted. | |
| 3) | Require owners to inform all existing tenants that they live in this type of building and the standard to which it may have been retrofitted, as well as require owners to inform tenants that they will live in this type of building prior to signing a lease. | | | | | | X | | | |
| 4) | Require owners to inform all existing tenants that they should be prepared to live elsewhere following an earthquake even if the building has been retrofitted, for it has probably been retrofitted to a life-safety standard, not to a standard that will allow occupancy following major earthquakes. | | | | | | X | | | |

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| HSNG - e - Other Privately-Owned Structurally Suspicious Residential Buildings and Earthquakes | | | | | | | | | | |
| 1) | Identify and work toward tying down mobile homes used as year-round permanent residences using an appropriate cost-sharing basis (for example, 75% grant, 25% owner). | | | | | | X | | | The City has no jurisdiction over mobile homes. |
| 2) | Inventory non-ductile concrete, tilt-up concrete, and other privately-owned structurally suspicious residential buildings. | X | | | | | | | City of Fremont Building and Safety Division | The City has a mandatory tilt up ordinance in effect (Ord. No. 2405). There is no program for non-ductile concrete. |
| 3) | Adopt the 2003 International Existing Building Code, the 1997 UBC, or the latest applicable code standard for the design of voluntary or mandatory retrofit of seismically vulnerable buildings. | X | | | | | | | City of Fremont Building and Safety Division | |
| 4) | Adopt one or more of the following strategies as incentives to encourage retrofitting of privately-owned structurally deficient residential buildings: (a) waivers or reductions of permit fees, (b) below-market loans, (c) local tax breaks, (d) grants to cover the cost of retrofitting or of a structural analysis, (e) land use and procedural incentives, or (f) technical assistance. | X | | | | | | | City of Fremont Building and Safety Division | |
| HSNG - f - New Construction and Earthquakes | | | | | | | | | | |
| 1) | Continue to require that all new housing be constructed in compliance with structural requirements of the most recently adopted version of the <i>California Building Code</i> . | X | | | | | | | City of Fremont Building and Safety Division | |

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| Specific Mitigation Strategy | | Existing Program | Very High | High | Moderate | Under Study | Not Applicable, Not Appropriate, or Not Cost Effective | Not Yet Considered | | |
| 2) | Conduct appropriate employee training and support continued education to ensure enforcement of building codes and construction standards, as well as identification of typical design inadequacies of housing and recommended improvements. | X | | | | | | | City of Fremont Building and Safety Division | |
| HSNG - g - Wildfire and Structural Fires | | | | | | | | | | |
| 1) | Increase efforts to reduce hazards in existing development in high wildfire hazard areas (identified as wildland-urban-interface fire-threatened communities or in areas exposed to high-to-extreme fire threat) through improving engineering design and vegetation management for mitigation, appropriate code enforcement, and public education on defensible space mitigation strategies. | X | | | | | | | City of Fremont Fire Department and Building and Safety Division | The City has a special construction requirement in fire hazard zones. |
| 2) | Tie public education on defensible space and a comprehensive defensible space ordinance to a field program of enforcement. | | | | | | | X | | |
| 3) | Require that new homes in wildland-urban-interface fire-threatened communities or in areas exposed to high-to-extreme fire threat be constructed of fire-resistant building materials (including roofing and exterior walls) and incorporate fire-resistant design features (such as minimal use of eaves, internal corners, and open first floors) to increase structural survivability and reduce ignitability. Note - See Structural Fire Prevention Field Guide for Mitigation of Wildfires at http://osfm.fire.ca.gov/structural.html . | X | | | | | | | City of Fremont Building and Safety Division | The City has a special construction requirement in fire hazard zones. |
| 4) | Develop financial incentives for homeowners to be "model" defensible space homes in neighborhoods that are wildland-urban- interface fire-threatened communities or in areas exposed to high-to-extreme fire threat. | | | | | | | X | | |

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| 5) | Consider fire safety, evacuation, and emergency vehicle access when reviewing proposals to add secondary units or additional residential units in wildland-urban- interface fire-threatened communities or in areas exposed to high-to-extreme fire threat. | X | | | | | | | City of Fremont Fire Department | |
| 6) | Adopt and/or amend, as needed, updated versions of the <i>California Building and Fire Codes</i> so that optimal fire-protection standards are used in construction and renovation projects. | X | | | | | | | City of Fremont Building and Safety Division | |
| 7) | Create a mechanism to enforce provisions of the <i>California Building and Fire Codes</i> and local housing codes that require the installation of smoke detectors and/or fire-extinguishing systems by making installation a condition of (a) finalizing a permit for any work on existing properties valued at over a fixed amount, such as \$500 or \$1000, and/or (b) a condition for the transfer of property if these changes are determined cost-effective strategies. | X | | | | | | | City of Fremont Building and Safety Division | The City has a stringent fire sprinkler ordinance (Ord. No. 2485) |
| 8) | Work to ensure a reliable source of water for fire suppression in rural-residential areas through the cooperative efforts of water districts, fire districts, and residents. | | | | | | X | | | |
| 9) | Expand vegetation management programs in wildland-urban- interface fire-threatened communities or in areas exposed to high-to-extreme fire threat to more effectively manage the fuel load through roadside collection and chipping, mechanical fuel reduction equipment, selected harvesting, use of goats or other organic methods of fuel reduction, and selected use of controlled burning. | X | | | | | | | City of Fremont Fire Department | |

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| 10) | Promote the installation of early warning fire alarm systems in homes wildland-urban-interface fire-threatened communities or in areas exposed to high-to-extreme fire threat connected to fire department communication systems. | | | | | | | X | | |
| 11) | Establish a Fire Hazard Abatement District to fund reduction in fire risk of existing properties through vegetation management that includes reduction of fuel loads, use of defensible space, and fuel breaks. | | | | | | | X | | |
| 12) | Work with residents in rural-residential areas to ensure adequate access and evacuation in wildland-urban-interface fire-threatened communities or in areas exposed to high-to-extreme fire threat. | X | | | | | | | City of Fremont Fire Department | |
| 13) | Require fire sprinklers in new homes located more than 1.5 miles or a 5-minute response time from a fire station or in an identified high hazard wildland-urban-interface wildfire area. | X | | | | | | | City of Fremont Fire Department and Building and Safety Division | Ord. No. 2485 |
| 14) | Require fire sprinklers in all new or substantially remodeled multifamily housing, regardless of distance from a fire station. | X | | | | | | | City of Fremont Fire Department and Building and Safety Division | Ord. No. 2485 |
| 15) | Require sprinklers in all mixed use development to protect residential uses from fires started in non-residential areas. | X | | | | | | | City of Fremont Fire Department and Building and Safety Division | Ord. No. 2485 |
| 16) | Compile a list of high-rise and high-occupancy buildings which are deemed, due to their age or construction materials, to be particularly susceptible to fire hazards, and determine an expeditious timeline for the fire-safety inspection of all such structures. | X | | | | | | | City of Fremont Fire Department | |
| 17) | Conduct periodic fire-safety inspections of all multi-family buildings, as required by State law. | X | | | | | | | City of Fremont Fire Department | |

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| 18) | Ensure that fire-preventive vegetation-management techniques and practices for creek sides and high-slope areas do not contribute to the landslide and erosion hazard. | X | | | | | | | City of Fremont Fire Department | |
| 19) | Create a mechanism to require the bracing of water heaters and flexible couplings on gas appliances, and/or (as specified under “a. Single-family homes vulnerable to earthquakes” above) the bolting of homes to their foundations and strengthening of cripple walls to reduce fire ignitions due to earthquakes. | | | | | | | X | | |
| 20) | Work with the State Fire Marshall, the California Seismic Safety, PEER, and other experts to identify and manage gas-related fire risks of soft-story residential or mixed use buildings that are prone to collapse and occupant entrapment consistent with the natural gas safety recommendations of Seismic Safety Commission Report SSC-02-03. Note - See http://www.seismic.ca.gov/pub/CSSC_2002-03_Natural%20Gas%20Safety.pdf . Also note - any valves that are installed may need to have both excess flow and seismic triggers (“hybrid” valves). | | | | | | | X | | |
| HSNG - h - Flooding | | | | | | | | | | |
| 1) | To reduce flood risk, and thereby reduce the cost of flood insurance to property owners, work to qualify for the highest-feasible rating under the Community Rating System of the National Flood Insurance Program. | X | | | | | | | City of Fremont Engineering Division | |
| 2) | Balance the housing needs of residents against the risk from potential flood-related hazards. | X | | | | | | | City of Fremont Engineering Division | |

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| 3) | Ensure that new development pays its fair share of improvements to the storm drainage system necessary to accommodate increased flows from the development. | | | | | | X | | | |
| 4) | Provide sandbags and plastic sheeting to residents in anticipation of rainstorms, and deliver those materials to the disabled and elderly upon request. | X | | | | | | | City of Fremont Maintenance Division | |
| 5) | Provide public information on locations for obtaining sandbags and/or deliver those sandbags to those various locations throughout a city and/or county prior to and/or during the rainy season. | X | | | | | | | City of Fremont Maintenance Division | |
| 6) | Apply floodplain management regulations for development in the floodplain and floodway. | X | | | | | | | City of Fremont Engineering Division | |
| 7) | Ensure that new subdivisions are designed to reduce or eliminate flood damage by requiring lots and rights-of-way are laid out for the provision of approved sewer and drainage facilities, providing on-site detention facilities whenever practicable. | X | | | | | | | City of Fremont Engineering and Planning Divisions | |
| 8) | Encourage home and apartment owners to participate in home elevation programs. | | | | | | | X | | |
| 9) | As funding opportunities become available, encourage home and apartment owners to participate in acquisition and relocation programs for areas within floodways. | | | | | | | X | | |
| 10) | Encourage owners of properties in a floodplain to consider purchasing flood insurance. For example, point out that most homeowners' insurance policies do not cover a property for flood damage. | | | | | | | X | | |

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| HSNG - i - Landslides and Erosion | | | | | | | | | | |
| 1) | Increase efforts to reduce landslides and erosion in existing and future development by improving appropriate code enforcement and use of applicable standards, such as those appearing in the <i>California Building Code</i> , California Geological Survey <i>Special Report 117 – Guidelines for Evaluating and Mitigating Seismic Hazards in California</i> , American Society of Civil Engineers (ASCE) report <i>Recommended Procedures for Implementation of DMG Special Publication 117: Guidelines for Analyzing and Mitigating Landslide Hazards in California</i> , and the California Board for Geologists and Geophysicists <i>Guidelines for Engineering Geologic Reports</i> . Such standards should cover excavation, fill placement, cut-fill transitions, slope stability, drainage and erosion control, slope setbacks, expansive soils, collapsible soils, environmental issues, geological and geotechnical investigations, grading plans and specifications, protection of adjacent properties, and review and permit issuance. | X | | | | | | | City of Fremont Building and Safety and Engineering Divisions | |
| 2) | Increase efforts to reduce landslides and erosion in existing and future development through continuing education of design professionals on mitigation strategies. | | | | | | | X | | |
| HSNG - j - Building Reoccupancy | | | | | | | | | | |
| 1) | Develop and enforce an ordinance for disaster-damaged structures to ensure that residential buildings are repaired in an appropriate and timely manner and retrofitted concurrently to avoid a recurrence. | X | | | | | | | City of Fremont Building and Safety Division | Ord. No. 2182 |

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| HSNG - k - Public Education | | | | | | | | | | |
| 1) | Provide information to residents of your community on the availability of interactive hazard maps showing your community on ABAG's web site. | | | | | | | X | | |
| 2) | Develop printed materials, utilize existing materials (such as developed by FEMA and the American Red Cross), conduct workshops, and/or provide outreach encouraging residents to have family disaster plans that include drop-cover-hold earthquake drills, fire and storm evacuation procedures, and shelter-in-place emergency guidelines. | X | | | | | | | City of Fremont Fire Department | |
| 3) | Better inform residents of comprehensive mitigation activities, including elevation of appliances above expected flood levels, use of fire-resistant roofing and defensible space in high wildfire threat and wildfire-urban-interface areas, structural retrofitting techniques for older homes, and use of intelligent grading practices through workshops, publications, and media announcements and events. | X | | | | | | | City of Fremont Fire Department | |
| 4) | Develop a public education campaign on the cost, risk, and benefits of earthquake, flood, and other hazard insurance. | | | | | | | X | | |
| 5) | Use disaster anniversaries, such as April (Earthquake Month and the 1906 earthquake), September (9/11), and October (Loma Prieta earthquake and Oakland Hills fire), to remind the public on safety and security mitigation activities. | X | | | | | | | Citywide effort | |
| 6) | Sponsor the formation and training of Community Emergency Response Teams (CERT) training. [Note – these programs go by a variety of names in various cities and areas.] | X | | | | | | | City of Fremont Fire Department | |

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| 7) | Include flood fighting technique session based on California Department of Water Resources training to the list of available public training classes offered by CERT. | | | | | | | X | | |
| 8) | Institute the neighborhood watch block captain and team programs outlined in the Citizen Corps program guide. | X | | | | | | | City of Fremont Police Department | |
| 9) | Assist residents in the development of defensible space through the use of, for example, "tool libraries" for weed abatement tools, roadside collection and/or chipping services (for brush, weeds, and tree branches) in wildland-urban-interface fire-threatened communities or in areas exposed to high-to-extreme fire threat. | | | | | | | X | | |
| 10) | Train homeowners to locate and shut off gas valves if they smell or hear gas leaking. | X | | | | | | | City of Fremont Fire Department | |
| 11) | Distribute NOAA weather radios to high-risk, limited-income families living in flood hazard areas. | | | | | | | X | | |
| 12) | Develop a program to provide at-cost NOAA weather radios to residents of flood hazard areas. | | | | | | | X | | |
| 13) | Make use of the materials on the ABAG web site at http://quake.abag.ca.gov/fixit and other web sites to increase residential mitigation activities related to earthquakes. (ABAG plans to continue to improve the quality of those materials over time.) | | | | | | | X | | |
| 14) | Develop a "Maintain-a-Drain" campaign, similar to that of the City of Oakland, encouraging businesses and residents to keep storm drains in their neighborhood free of debris. | | | | | | | X | | |

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| 15) | Encourage the formation of a community- and neighborhood-based approach to wildfire education and action through local Fire Safe Councils and the <i>Fire Wise Program</i> . | | | | | X | | | City of Fremont Fire Department | |
| 16) | Inform shoreline-property owners of the possible long-term economic threat posed by rising sea levels. | | | | | | | X | | |
| 17) | Develop and distribute culturally appropriate materials related to disaster mitigation and preparedness, such as those on the http://www.preparenow.org website. | | | | | X | | | City of Fremont Fire Department | |